

105, 85 Sage Hill Heights NW
Calgary, Alberta

MLS # A2195061

\$579,900

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| Division: | Sage Hill | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 and Half Storey | | |
| Size: | 1,516 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Garage Door Opener, Rear Drive | | |
| Lot Size: | - | | |
| Lot Feat: | Low Maintenance Landscape, Rectangular Lot | | |

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| Heating: | High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Humidity Control | Water: | Natural Gas |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 247 |
| Basement: | None | LLD: | - |
| Exterior: | Cement Fiber Board, Concrete, Wood Frame | Zoning: | MC-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters | | |

Inclusions: N/A

Logel Homes presents its latest development in Sage Hill, featuring a double-car garage and four bedrooms in a generous 1,516 square feet (builder size). This north-facing residence is situated adjacent to the ravine, offering paved walking paths and direct access to nearby shopping. The layout features 2.5 bathrooms and is designed with high-quality finishes, including full-height cabinets and quartz countertops, complemented by beautiful, upgraded lighting fixtures. Enjoy the comfort of central air-conditioning, stainless steel appliances, and an abundance of natural light from the oversized windows and 9-foot ceilings on the main level. Outdoor living is enhanced with a covered rear deck. Ready for possession, this exceptional home comes with no HOA fees.